PD 41/83

THE REGIONAL MUNICIPALITY OF WATERLOO

COMMISSIONER OF PLANNING AND DEVELOPMENT

TO: Brian Turnbull and
Members of the Regional Planning and Development Committee,
Regional Municipality of Waterloo

DATE: March 1, 1983

SUBJECT: REPORT ON REGIONAL SUBDIVISION ACTIVITY, DECEMBER 31, 1982

RECOMMENDATION:

That this report be accepted for information, circulation and discussion.

REPORT:

Introduction

The Regional Subdivision Activity Report is updated and published three times anually, once at the end of April, August and December. This report summarizes land supply in the Regional Municipality of Waterloo as of December 31, 1982. A detailed unit count for all registered plans of subdivisions, draft approved plans and pending plans is available upon request from the Regional Planning and Development Department.

Analysis and Conculsions

Registered Plans:

The land supply in the Regional Municipality of Waterloo for all types of residential units, as yet unbuilt in registered plans of subdivisions, as of December 31, 1982 was 17,198. (See Table 1). This represents a decline from the August 31, 1982 unit count of 17,758. This decline is because only 1 plan was registered with 9 units and building permits were issued for 569 units for this time period. Each municipality showed a decline in the availability of units with the three cities showing the largest decline because of building activity.

For December 31, 1981 the number of unbuilt units in registered plans of subdivisions was 16,989 for the Regional Municipality of Waterloo. There was a net increase of 209 units during 1982.

period in 1981 5 plans were received with 358 units. This however, does not show the reduction of the new units for the entire year. For the year of 1982 the Regional Municipality of Waterloo received for processing 13 new plans of subdivision containing 761 units as compared to 1981 where 31 plans were received containing 1,820 units. This reduced number of units will not affect the short term supply of new residential units but if the trend continues it could have an affect on the availability of new housing stock in the long run. Most of the new units are located within Waterloo and some in Wilmot while all of the other areas showed a decline in the number of units. Three new plans containing 283 units were received from August 31, 1982 to December 31, 1982 and for the same time period in 1981 5 plans were received containing 358 units.

Building Permits:

The continued effect of Government Programs on the building industry is being felt in 1982. In 1981 and part of 1982 both the Federal Multiple Unit Residential Building tax allowance and the Provincial Ontario Rental Construction Loan Program influenced the construction of multiple residential units even though both programs have expired. Units totalling 130 townhouse and 500 apartment units were constructed in 1982 taking advantage of these programs. Further, as an aid to the home purchaser both the Federal and Provincial Governments instituted programs to make home ownership more affordable. Both the Federal Homeownership Stimulation Program[2] and the Provincial Renter-Buy Program[3] have influenced the building development activity.

2/ FEDERAL -CANADIAN HOMEOWNERSHIP STIMULATION PROGRAM - A $3,000.00 grant for the purchase of a home and must be used as part of the downpayment in addition to the minimum 10% of the purchase price. Home must have been constructed prior to January 1, 1983 however was extended to April 30, 1983. Program introduced on June 28, 1982.

3/ PROVINCIAL - ONTARIO RENTER-BUY PROGRAM - Is a 15 year, interest-free second mortgage, with repayments scheduled to begin in the 11th year. A total of 60 equal monthly payments would be made over the final 5 years. The purchaser must make a minimum downpayment of 10% and the assistance would amount to an additional 10% of the purchase price, up to a maximum of $5,000.00. Occupancy of the unit must take place between May 14, 1982 and April 30, 1983. Program introduced on May 14, 1982. Last time to qualify for program was October 30, 1982.

Table 4 shows that there were 1,370 new residential unit building permits issued in 1982 and for the same period in 1981 1,913 units were issued. This decline is reflected in a decrease in the number of units constructed for single family and apartments. As the chart shows the trend during the latter months was for the construction of more single and semi-detached units as result of the housing programs. It would be expected that this trend would continue into 1983 and would also be aided by the easing of mortgage interest rates. The key to the recovery of the building industry could very well be the continued easing of mortgage and interest rates coupled with consumer confidence in the economy.

In addition to housing units being available in new plans of subdivision, a number of units will be available through infilling, conversion of large single family homes to multiples, rehabilitation or redevelopment. In registered, draft approved and pending plans of subdivision there are already proposals for the development of 36,377 units. A further 10,000 units may well become available through infilling, rehabilitation or redevelopment. This would mean that a land supply to meet housing needs for the next 10 years has already been committed.

Highlights:

1) The continued influence of both Federal and Provincial Housing programs on the housing industry has been positive. Both the Multiple Unit Residential Building[4] and Ontario Rental Construction Loan Program[5] had less influence on housing construction in 1982 while the Canadian Homeownership Stimulation Program and the Ontario Renter-Buy Program had a noticeable effect late in 1982 and should have a continued influence in early 1983.

2) In 1982 there was an increase in the number of units draft approved as well as a net increase in the number of units registered. This would indicate, in addition to the number of units already not built in registered plans the availability of developable land if there is a higher demand for new built units as the economy improves.

4/ Multiple Unit Residential Building - This was a Federal program which permitted a tax allowance to investers for multiple residential units. This program ended in 1981, however construction and occupancy of the units has continued in 1982.

5/ Ontario Rental Construction Loan Program - This was a Provincial program to provide interest free loans for rental construction for a period of time. This program ended in 1981, however construction and occupany of the units has continued in 1982.

3) There has been a decrease in the number of new plans being received and of those received they have included fewer units. This could have an effect on the availability of units over the long term.

4) When the potential for new units through infilling, rehabilitation, conversion and redevelopment is also considered, a land supply to meet housing needs for the next 10 years is already available without converting more land for urban development.

This report was prepared by Douglas W. Stewart, Planning Technician.

DWS:dj

Recommended by:

Wendy Wright, M.A., M.C.I.P.
Director of Development

Approved by:

Bill Thomson, M.C.I.P.
Commissioner of Planning and Development

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X08RL60 REGIONAL SUBDIVISION INVENTORY 13.07.07 04FEB83

OF UNBUILT UNITS

Table 1

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REGISTERED PLANS OF SUBDIVISION

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	941	225	195	1,024	0	2,385
KITCHENER	2,421	340	1,258	7,687	0	11,766
CAMBRIDGE	937	436	657	300	0	2,330
NORTH DUMFRIES	49	0	0	0	0	49
WILMOT	106	0	0	0	0	106
WELLESLEY	185	0	0	0	0	185
WOOLWICH	294	60	23	0	0	377
REGION TOTALS	4,993	1,061	2,133	9,011	0	17,198

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X53RL60 REGIONAL SUBDIVISION INVENTORY 13.07.07 04FE883
OF UNBUILT UNITS

Table 2
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DRAFT APPROVED PLANS OF SUBDIVISION

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	1,347	402	427	188	0	2,364
KITCHENER	2,354	454	406	526	408	4,148
CAMBRIDGE	1,494	1,096	385	478	20	3,473
NORTH DUMFRIES	303	0	0	0	0	303
WILMOT	48	0	0	0	300	348
WELLESLEY	98	0	0	0	0	98
WOOLWICH	95	0	0	0	0	95
REGION TOTALS	5,739	1,952	1,218	1,192	728	10,829

X66RL60 REGIONAL SUBDIVISION INVENTORY OF UNBUILT UNITS

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Table 3
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PENDING PLANS OF SUBDIVISION

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	554	12	370	0	0	936
KITCHENER	2,054	332	473	470	0	3,329
CAMBRIDGE	1,140	540	329	1,129	36	3,174
NORTH DUMFRIES	30	0	0	0	0	30
WILMOT	356	0	0	0	0	356
WELLESLEY	42	0	0	0	0	42
WOOLWICH	437	46	0	0	0	483
REGION TOTALS	4,613	930	1,172	1,599	36	8,350

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BUILDING PERMIT DATA

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MUNICIPALITY REGIONAL TOTAL 1982

Table 4

MONTH	BUILDING UNIT TYPE				
	SINGLE	SEMI/DUPLEX	ROW	APT	TOTAL
January	18	-	-	16	34
February	18	-	-	-	18
March	24	2	22	179	227
April	46	14	-	60	120
May	34	12	-	57	103
June	36	22	-	-	58
July	38	12	-	-	50
August	53	6	-	132	191
September	46	38	35	-	119
October	85	32	50	50	217
November	82	14	23	6	125
December	86	22	-	-	108
TOTAL	566	174	130	500	1370